IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE * ZONING COMMISSIONER

> 4th Councilmanic District Bruce D. Frith, et ux Petitioners

> > * * * * * * * * * *

* OF BALTIMORE COUNTY

* Case No. 91-255-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a zoning variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory building (shed) to be .5 ft. from their rear property line and 1.5 ft. from the side property line in lieu of the required 2.5 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners appeared, testified and were represented by Stuart D. Kaplow, Esquire. Appearing and testifying as Protestants were Marjorie M. Michenfelder, Joyce A. Paxton and Paul T. Baker. Also appearing as Protestants were Henry and Dorothy Pierce, Julia Smallan, and William A. Paths.

Testimony indicated that the subject property known as 1504 Pickett Road consists of .18 acres +/- zoned D.R.5.5 and is currently improved with a single family dwelling, skate ramp and the subject 8 x 10 ft. shed. The subject structure is of wooden construction with a barn style roof. Mr. Frith testified that he selected the current location of the shed based on topographic and convenience factors. Mr. Frith testified that he did not want to locate the shed in the open space portion of his rear yard due to the fact that he and his sons play ball in this area and locating the shed there would prohibit this activity. Testimony also indicated that upon choosing the current location of the shed, the Maple

tree indicated on Petitioner's Exhibit No. 1 dictated to a large degree where Mr. Frith could locate the shed in relationship to the rear boundary

Mrs. Joyce A. Paxton, Protestant, testified that her property lies to the rear of Mr. Frith's property. She testified that she had plantings that pre-existed Mr. Frith's shed along the common boundary line. She testified that Mr. Frith located the subject building so close to her plantings that she was forced to remove and relocate them in another area

regarding their objection to the placement of the subject shed. Testimony on behalf of Mrs. Michenfelder indicated that the subject shed is pressing against her Holly tree indicated on Protestant's Exhibit No. 1. Mrs.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

line. Mr. Frith testified that, in an attempt to comply with the setback requirements of the B.C.Z.R., he erroneously measured from the utility pole indicated on Petitioner's Exhibit No. 1, said pole not being located precisely on the boundary line. Although the subject shed is still under construction, Mr. Frith testified that it would be difficult to move the shed in lieu of the subject Maple tree and the weight of the building.

Marjorie M. Michenfelder and Paul T. Baker, Protestants, concurred Michenfelder, assisted by Paul T. Baker, indicated that she would like the shed moved to comply with the B.C.Z.R. thereby protecting her Holly tree from additional harm from the shed.

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 400.1 to allow an accessory building (shed) to be .5 ft. from rear and 1.5 ft. from side property line n lieu

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the bfollowing reasons: (indicate hardship or practical difficulty)

1. Shed would have to be disassembled and possibly damaged in the process: 12-11-91 to move it; if damaged it would be a financial loss.

2. Shed sits on the most level logical location with only minimum excavation

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Contract Purchaser: Bruce D. Frith (Type or Print Name) (Type or Print Name) City and State Attorney for Petitioner: W. 321-8318 1504 Pickett Road h. 828-7150 Stuart D. Kaplow Lutherville, Maryland

Name, address and phone number of legal owner, con-210 West Pennsylvania Avenue tract purchaser or representative to be contacted Towson, Maryland 21204 City and State

Attorney's Telephone No.: 821-3100 ORDERED By The Zoning Commissioner of Baltimore County, this ____ 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

OP PR 01 378 ELVIENZED BY: Zoning Commissioner of Baltimore County AVALLADES FOR REALTHO MONTHS -1/2HB.

whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

In reviewing the evidence, there is insufficient evidence to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variance was denied. The testimony presented by the Petitioner was in support of a matter of a preference rather than of the necessity for the variance. While a zoning variance is a mechanism to alleviate undue hardship and practical difficulty by the strict application of the B.C.Z.R., it was not the intent of the drafters of said regulations to thrust a hardship from the person seeking a zoning variance onto adjoining property owners as a result of the granting of the Currently, the Petitioner has a skate ramp constructed in his backyard which measures approximately 18.5 ft. by 17-1/2 ft. which consumes a major portion of the usable space of the Petitioner's backyard. The construction and placement of the skate ramp and the Maple tree, indicated on Petitioner's Exhibit No. 1, has seriously limited Petitioner's choices in locating the subject shed. However, in an attempt to avoid damage to his own Maple tree, Petitioner has seriously encroached upon the plantings and enjoyment of his adjoining neighbor's property. The variance mechanism was not created to shift the hardship from one property owner onto an adjoining property owner. The Petitioner has failed to show

ZONING DESCRIPTION

Beginning at a point on the west side of Pickett Road which is

nearest improved intersecting street Seminary Avenue which is

Road and located in the 8th Election District.

60' wide. *Being Lot #4, Block A, Section 3 in the subdivision

of Bridlewood as recorded in Baltimore County Plat Book #19, Folio

#55, containing 7,873.20 square feet. Also known as 1504 Pickett

50' wide at the distance of 200' north of the certerline of the

91-255-A

that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be de-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of Mall, 1991 that the Petition for a Zoning Variance from Section 400.1 of the B.C.Z.R. to allow an accessory building (shed) to be .5 ft. from their rear property line and 1.5 ft. from the side property line in lieu of the required 2.5 ft., in accordance with the Petitioner's Exhibit No.1, is hereby DENIED.

> Zoning Commissioner for Baltimore County

cc: Peoples Counsel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

8 of	Date of Posting 1/25/91
District DTA	Date of Posting
Posted for: / 07 / 971	<u> </u>
B 144	D. Frith of ax NW/ Somining Itro, of 1504 Pick MRS
reduoner.	NWI Somewin the + 1504 Pick HPJ
Location of property:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

Location of Signer Facing Pick-H Rd., GAPRIX. 15' Fr. Yeadway

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

91-255-H

	•
Tet	Date of Posting 3/29/91
District	Date of Posting
Posted for: Vaviation	
War OF +1 -	+ 41
Location of property: 6/5 Pick # Rd.	164,60' N/Sporting It-p
1504 Pickett Rel	
Location of Signer Focing Pickett Rd	cpprex 25 Fr. 100 dway ox
property of Petitioner	
Remarks:	
Posted by Signature	Date of return: 3/24/4
Number of Signs:	, , , , , , , , , , , , , , , , , , , ,
	

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

Stuart D. Kaplow, Esquire Suite 630 210 W. Pennsylvania Avenue

Towson, Maryland 21204 RE: Petition for Zoning Variance Case No. 91-255-A Bruce D. Frith, et ux, Petitioners

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

April 30, 1991

cc: Peoples Counsel

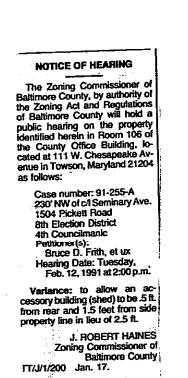
Mr. and Mrs. Bruce D. Frith 1504 Pickett Road Lutherville, Maryland 21093

1502 Pickett Road Lutherville, Maryland 21093

Mrs. Marjorie M. Michenfelder

Mrs. Joyce A. Paxton 36 E. Seminary Avenue Lutherville, Maryland 21093

887-3353



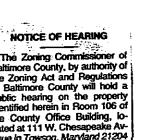
CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ______ successive weeks, the first publication appearing on $\frac{1-1}{1}$, $\frac{19}{1}$.

TOWSON TIMES,

5. Zehe Orlins

\$ 78.67



8th Election District 4th Councilmanic Petitioner(s): Bruce D. Frith, et ux Variance: to allow an ac cessory building (shed) to be .5 if from rear and 1.5 feet from sid-property line in lieu of 2.5 it.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on $\frac{1-17}{1}$, 19 $\frac{91}{1}$.

THE JEFFERSONIAN,

887-3353

Baltimore County Government
Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

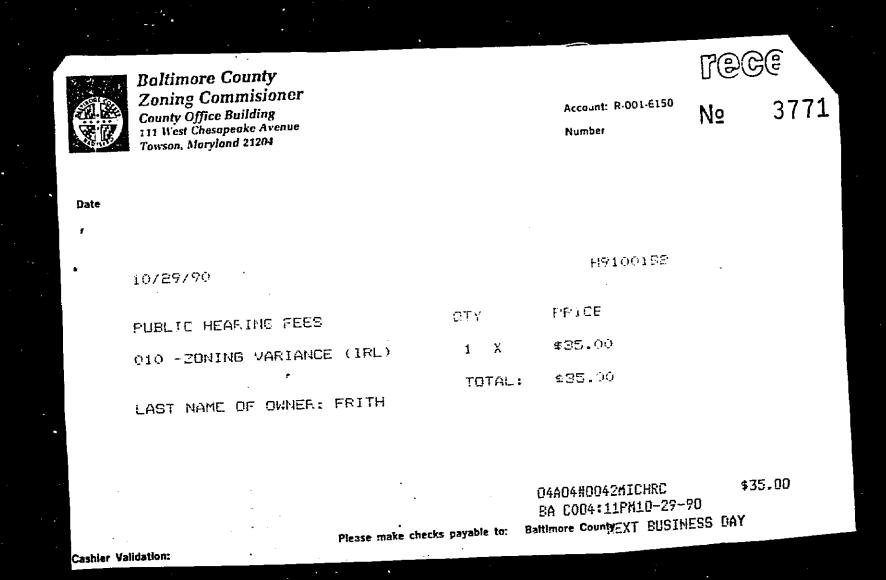
Case Number: 91-255-A 230' NW of c/l Seminary Avenue 1504 Pickett Road 8th Election District - 4th Councilmanic Petitioner(s): Bruce D. Frith, et ux HEARING: TUESDAY, FEBRUARY 12, 1991 at 2:00 p.m.

variance to allow an accessory building (shed) to be .5 ft. from rear and 1.5 feet from side property line in lieu of 2.5 ft.

J. Robert france

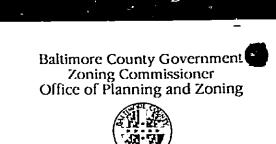
J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Bruce D. Firth, et ux Stuart D. Kaplow, Esq.



fqieeen M9100951 FRICE PUBLIC HEARING FEES 080 -POSTING SIGNS / ADVERTISING 1 3 LAST NAME OF OWNER: FRITH

04A04#0177MICHRC
Please Make Checks Payable To: Baltimore County 01=44PM04-17-91



111 West Chesapeake Avenue Towson, MD 21204

887-3353

February 26, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-255-A 230' NW of c/l Seminary Avenue 1504 Pickett Road 8th Election District - 4th Councilmanic Petitioner(s): Bruce D. Frith, et ux HEARING: WEDNESDAY, APRIL 17, 1991 at 2:00 p.m.

Variance to allow an accessory building (shed) to be .5 ft. from rear and 1.5 feet from side property line in lieu of 2.5 ft.

J. Robert Haines Zoning Commissioner of Baltimore County

cc: Bruce D. Firth, et ux Stuart D. Kaplow, Esq. Resident/1502 Pickett Road/21093 Joyce A. Paxton/36 E. Seminary Ave./21093 Henry & Dorothy Pierce/1500 Pickett Road/21093 Resident/1503 Pickett Road/21093 Resident/1507 Pickett Road/21093

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

County Office Building

PUBLIC HEARING FEES

LAST NAME OF OWNER: FRITH

080 -POSTING SIGNS / ADVERTISING 1 X

PRICE

D4AO4#D088MICHRC

TOTAL: \$103.67

Please Make Checks Payable To: Baltimore County)01:49FH02-12-91

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-255-A 230' NW of c/l Seminary Avenue 1504 Pickett Road 8th Election District - 4th Councilmanic Petitioner(s): Bruce D. Frith, et ux HEARING: WEDNESDAY, APRIL 17, 1991 at 2:00 p.m.

Variance to allow an accessory building (shed) to be .5 ft. from rear and 1.5 feet from side property line in lieu of 2.5 ft.

J. ROBERT HAINES Zoning Commissioner of Petitioner

Protestant

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

DATE: 12991

Mr. & Mrs. Bruce D. Frith 1504 Pickett Road Lutherville, Maryland 21093

Case Number: 91-255-A 230' NW of c/l Seminary Avenue 1504 Pickett Road 8th Election District - 4th Councilmanic Petitioner(s): Bruce D. Frith, et ux HEARING: TUESDAY, FEBRUARY 12, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 103.67 is due for advertising and posting of the above

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND

cc: Stuart D. Kaplow, Esq.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

February 1, 1991

Stuart D. Kaplow, Esquire Suite 630, 210 W. Pennsylvania Avenue Towson, MD 21204

> KE: 1tem No. 182, Case No. 91-255-A Petitioner: Bruce D. Frith, et ux Petition for Zoning Variance

Dear Mr. Kaplow:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

> JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Bruce D. Frith 1504 Pickett Road Lutherville, MD 21093

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 28th day of November, 1990.

ZONING COMMISSIONER

Petitioner: Bruce D. Frith Petitioner's Attorney: Stuart D. Kaplow BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: December 3, 1990

J. Robert Haines Zoning Commissioner

> Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Edith May Souza, Item No. 166 Earlie E. and Linda R. Towe, Item No. 170 Roland H. and Darlene Farlow, Item No. 171 Kwan Woo Lee, Item No. 173 Harry E. Belsinger, et al., Item No. 175

Gary D. and Kathleen M. Stewart, Item No. 178 Dale A. and Cheryl Poletynski, Item No. 181 Bruce D. and Mary V. Frith, Item No. 182 Eileen C. Misler, Item No. 183 William M. and Constance M. Pitcher, Item No. 185 Key Federal Savings Bank, Item No. 186 Stephen D. and Wendy K. Mooney, Item No. 189 Brian D. and Tulia Briscoe, Item No. 193 Charles Henry and Vickie Jean Wallis, Item No. 195 Sharon Piaskowski, Item No. 196 Gary E. Stahl, Item No. 199 Keith E. and Terri L. Yeager, Item No. 201 Robert E. and Deborah L. Jennings, Item No. 202 Gloria P. Brown, Item No. 203

Robert E. and Karen F. Ege, Item No. 207 Javad Darbandi, Item No. 208 Thomas D. and Jeannette Considine, Item No. 209 Helen M. Yingling, Item No. 214

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEMSMUL.TPL/ZAC1

received

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

Mr. J. Robert Haines

Zoning Commissioner

County Office Building Towson, MD 21204

November 28, 1990



Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers, 177, 181, 182, 186, 189, 193, 194, 195, 196, 199, 201, and 202.

> Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

NOVEMBER 28, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



BRUCE D. FRITH RE: Property Owner:

> #1504 PICKETT ROAD Location:

Zoning Agenda: NOVEMBER 27, 1990 Item No.: 182

Gentlemen:

Baltimore County

Fire Department

(301) 887-4500

Paul H. Reincke

700 East Joppa Road, Suite 901

Towson, Maryland 21204-5500

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

PALTIMORE COUNTY. MARYLAND INTER-OFFICE CORRESPONDENCE

received 11/21/90 NOVEMBER 15, 1990

J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT:

ZONING ITEM #: 182 PROPERTY OWNER: Bruce D. Frith, et ux LOCATION: 230' NW of centerline Seminary Aveneu(#1504 Pickett Road) ELECTION DISTRICT: 8th COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT. COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () NUMBER PARKING SPACES () BUILDING ACCESS

() RAMPS (degree slope) () CURB CUTS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

() A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE). Bldg permits are not required for residential sheds up to 100 sq.ft. in area. It is advised that combustible bldgs set back 3'-0 from interior lot lines.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

PALTINORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: November 27, 1990 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for November 27, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 177, 181, 182, 186, 189, 193, 194, 195, 199, 201 and 202 and 91-90 X (Baltimore County General

For Item 93-revised (Paptist Home of Maryland), a County Review Group Meeting may be required for these

For Item 196, a County Review Group Meeting may be

Developers Engineering Division

RWB:s

Suig this motice to diling appt. 188 ZENING ENFORCEMENT Baltimore County Zoning Office Towson, Maryland 21204 * * * * * <u>correction notice</u>* * * * 91-255-A CASE NUMBER C-91-315

LOCATION: 1504 PICKETT ROAD DEAR BRUCE D. AND MARY V. FRITH:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING

CORRECTION IS REQUIRED:

CEASE THE USE OF THE PROPERTY FOR:

() STORAGE OF COMMERCIAL VEHICLES () OPERATION OF A CONTRACTOR'S EQUIPMENT STORAGE YARD

() OPERATION OF A CONSTRUCTION EQUIPMENT STORAGE YARD () OPERATION OF A BUSINFSS FROM A RESIDENCE

() OPERATION OF A ROOMING HOUSE

() OPERATION OF A BOARDING HOUSE

(X) ACCESSORY STRUCTURES MUST BE LOCATED IN THE REAR YARD 2 1/2 FEET FROM THE SIDE AND REAR PROPERTY LINES AND MUST NOT BE MORE THAN 15 FEET IN HEIGHT OR A PETITION FOR VARIANCE (PUBLIC HEARING) MUST BE FILED IN THE ZONING OFFICE, ROOM 113.

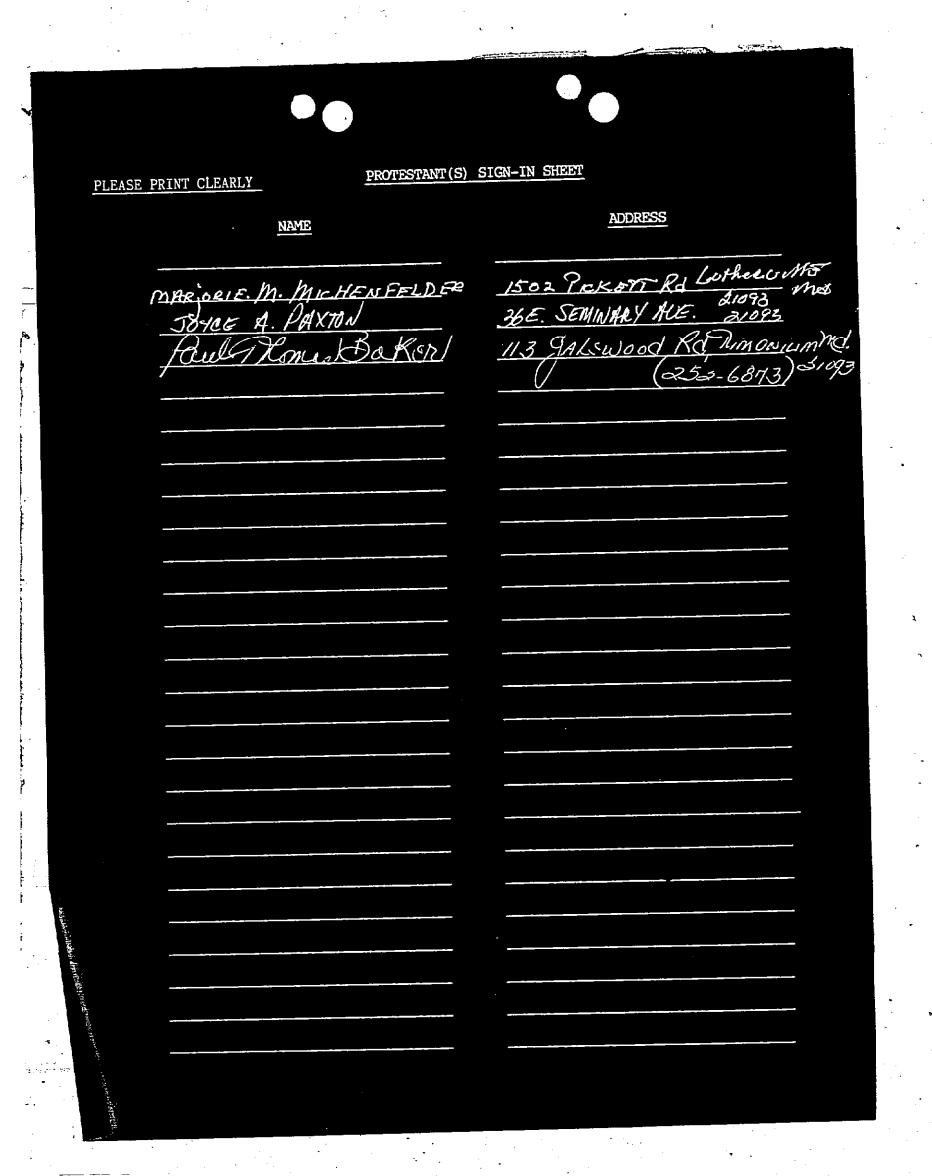
IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887 8092. FAILURE TO COMPLY BY SEPTEMBER 24, 1990, WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

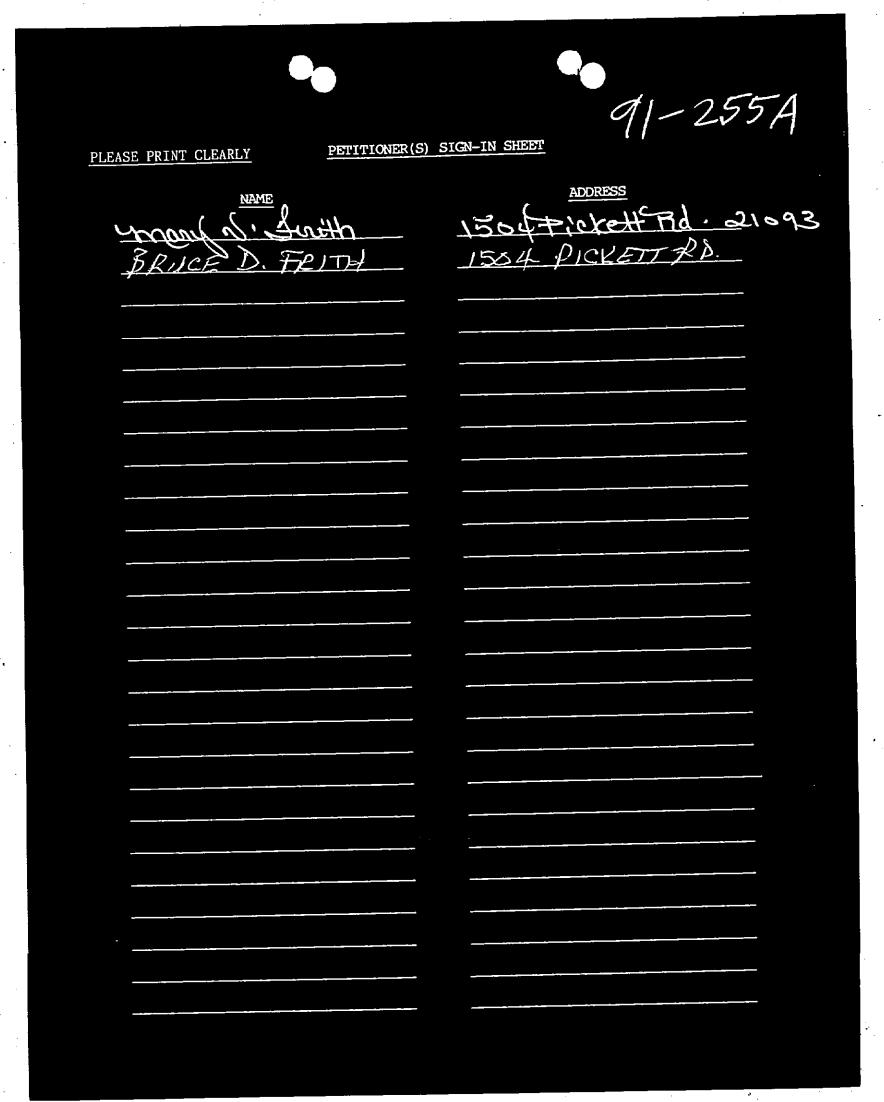
INSPECTOR: KEVIN R. CONNOR

887.5630

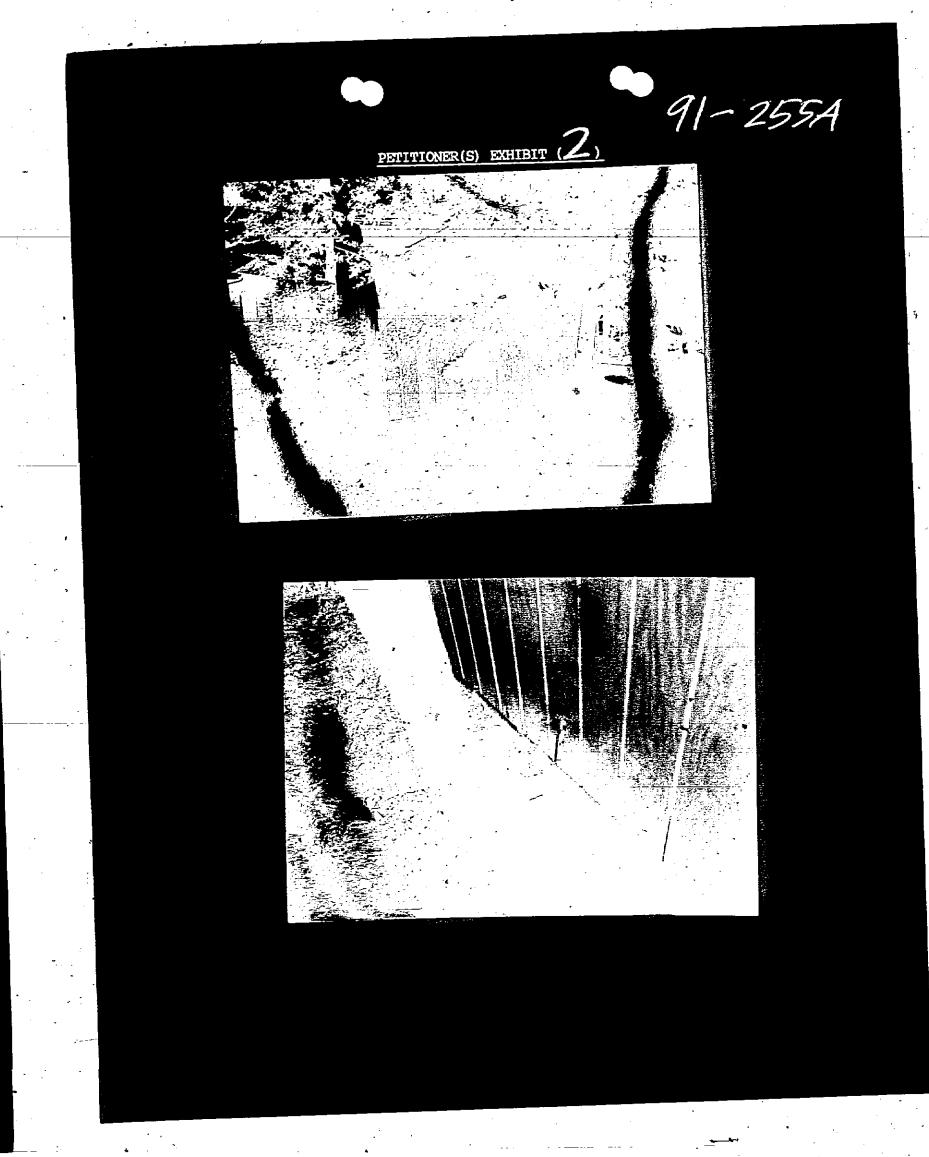
DATE: 8/24/90

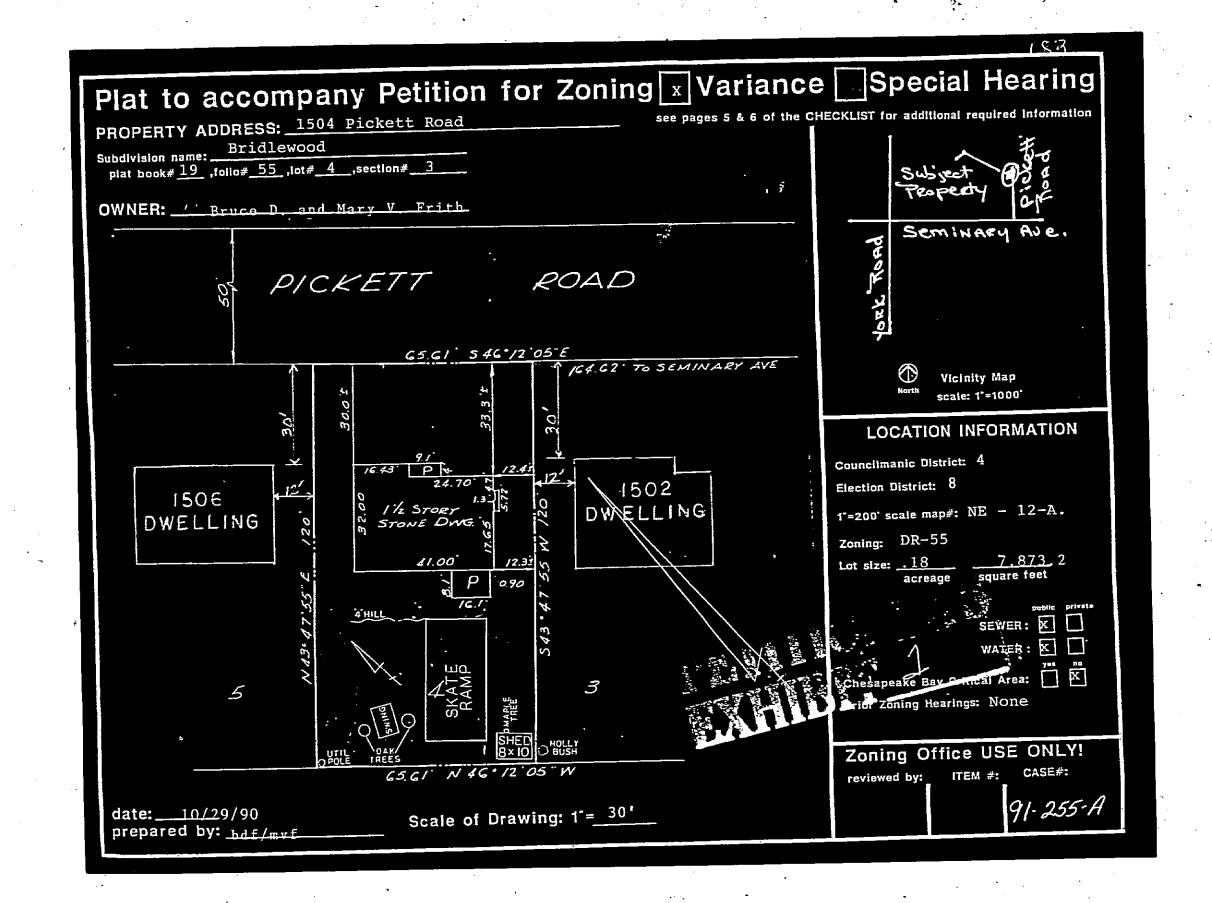
PROTESTANT(S) SIGN-IN SHEET PLEASE PRINT CLEARLY 1502 PickeTTRV. Letteroils md MARIONIE, M. MICHENFELDER 36 E. SEMINARY AVE. #21093 JOYCE A. PAXTUN 1500 PICK IF Pd 1500 Tickett AC 1503 Pickett Road 1507 Pickett. Rd











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